



REPLY TO
ATTENTION OF

Regulatory Division
North Branch
Panama City Permits Section

DEPARTMENT OF THE ARMY
JACKSONVILLE DISTRICT CORPS OF ENGINEERS
415 RICHARD JACKSON BLVD, SUITE 411
PANAMA CITY BEACH, FLORIDA 32407

March 20, 2020

PUBLIC NOTICE

Permit Application No. SAJ-2019-03050(SP-TLW)

TO WHOM IT MAY CONCERN: The Jacksonville District of the U.S. Army Corps of Engineers (Corps) has received an application for a Department of the Army permit pursuant to Section 404 of the Clean Water Act (33 U.S.C. §1344) and Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. §403) as described below:

APPLICANT: West End Harbor Condo Association, Inc.
Attention: William Connally
Post Office Box 13426
Mexico Beach, FL 32410

WATERWAY AND LOCATION: The project would affect waters of the United States associated with Mexico Beach Canal. The project site is located at 4000 US Highway 98, Mexico Beach, FL 32410.

Directions to the site are as follows: From Panama City, south on Highway 77 at Highway 231 intersection, continue south for approximately 0.5 miles then left (east) onto 15th street/ East Highway 98, continue 7.85 miles across Tyndall Bay Bridge, continue on East Highway 98 for approximately 15 miles across bridge entering Mexico Beach, continue for approximately 470 feet. Property is on the left (north) at 4000 East Highway 98.

APPROXIMATE CENTRAL COORDINATES: Latitude 30.9527778°
Longitude -85.424457°

PROJECT PURPOSE:

Basic: Marina reconfiguration

Overall: Replacement and reconfiguration of a previously existing marina and shoreline stabilization that were destroyed during Hurricane Michael.

EXISTING CONDITIONS: The project is located in the Mexico Beach canal system, adjacent to an existing condominium complex and historically housed a 31 slip marina that serviced the owners of the condominiums. The shoreline was stabilized by a wooden bulkhead. The entire area was damaged during Hurricane Michael and the resulting debris was removed during cleanup efforts undertaken by the City of Mexico

Beach. Currently, the shoreline is unvegetated and unprotected and is subject to erosion during storm events.

PROPOSED WORK: The applicant seeks authorization to reconstruct a marina facility that was destroyed by Hurricane Michael. The facility would consist of a 6 foot wide concrete walkway parallel to the shoreline located on the landward side of the bulkhead, with 26 – 1' x 40' finger piers, 28 – 15' x 40' covered boat slips, a 30' x 40' covered platform area and 2 – 15' x 40' end piers. The proposed project will reduce the number of slips from 31 slips to 28 slips. The applicant also proposes to install a new 480 LF vinyl seawall wall within 18" of the existing wood seawall.

AVOIDANCE AND MINIMIZATION INFORMATION – The applicant has provided the following information in support of efforts to avoid and/or minimize impacts to the aquatic environment:

Filling impacts associated with piling and seawall installation, is the minimum required to complete the work. The seawall will be constructed within 18 inches of the existing structure. To minimize impacts to adjacent waters during piling installation and seawall construction, the applicant is proposing to install turbidity curtains as needed to prevent turbidity levels from exceeding ambient water quality standards..

COMPENSATORY MITIGATION – The applicant has provided the following explanation why compensatory mitigation should not be required:

No wetland fill impacts are proposed for this project. As such, compensatory mitigation is not proposed.

CULTURAL RESOURCES:

The Corps is not aware of any known historic properties within the permit area. By copy of this public notice, the Corps is providing information for review. Our final determination relative to historic resource impacts is subject to review by and coordination with the State Historic Preservation Officer and those federally recognized tribes with concerns in Florida and the Permit Area.

ENDANGERED SPECIES:

The Corps has determined the proposed project may affect, but is not likely to adversely affect Gulf sturgeon, smalltooth sawfish, West Indian manatee, loggerhead sea turtle, green sea turtle, hawksbill sea turtle, and green sea turtle or its designated critical habitat. The Corps will consult the programmatic key for West Indian manatee and the Jacksonville Regional Biological Opinion (JAXBO) to confirm this determination pursuant to Section 7 of the Endangered Species Act. The Corps has determined that the project will have no effect on the eastern indigo snake because the project site is a developed multi-family residential property and has no suitable habitat for the species.

ESSENTIAL FISH HABITAT (EFH): This notice initiates consultation with the National Marine Fisheries Service on EFH as required by the Magnuson-Stevens Fishery Conservation and Management Act 1996. The proposal would impact approximately 0.49 acres of estuarine waters utilized by various life stages of coastal pelagic species. Our initial determination is that the proposed action would not have a substantial adverse impact on EFH or Federally managed fisheries in the Mexico Beach canal system because the project area previously supported a marina and was heavily damaged by Hurricane Michael. Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the National Marine Fisheries Service.

NOTE: This public notice is being issued based on information furnished by the applicant. This information has not been verified or evaluated to ensure compliance with laws and regulation governing the regulatory program. The jurisdictional line has not been verified by Corps personnel.

AUTHORIZATION FROM OTHER AGENCIES: Water Quality Certification may be required from the Florida Department of Environmental Protection and/or one of the state Water Management Districts.

COMMENTS regarding the potential authorization of the work proposed should be submitted in writing to the attention of the District Engineer through the Panama City Permits Section, 415 Richard Jackson Boulevard, Suite 411, Panama City Beach, Florida 32407 within 21 days from the date of this notice.

The decision whether to issue or deny this permit application will be based on the information received from this public notice and the evaluation of the probable impact to the associated wetlands. This is based on an analysis of the applicant's avoidance and minimization efforts for the project, as well as the compensatory mitigation proposed.

QUESTIONS concerning this application should be directed to the project manager, Tracey L Wheeler, in writing at the Panama City Permits Section, 415 Richard Jackson Blvd, suite 411 Panama City Beach, Florida 32407; by electronic mail at tracey.l.wheeler@usace.army.mil; or by telephone at (850)287-0318.

IMPACT ON NATURAL RESOURCES: Coordination with U.S. Fish and Wildlife Service, Environmental Protection Agency (EPA), the National Marine Fisheries Services, and other Federal, State, and local agencies, environmental groups, and concerned citizens generally yields pertinent environmental information that is instrumental in determining the impact the proposed action will have on the natural resources of the area.

EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from

the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including cumulative impacts thereof; among these are conservation, economics, esthetics, general environmental concerns, wetlands, historical properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food, and fiber production, mineral needs, considerations of property ownership, and in general, the needs and welfare of the people. Evaluation of the impact of the activity on the public interest will also include application of the guidelines promulgated by the Administrator, EPA, under authority of Section 404(b) of the Clean Water Act or the criteria established under authority of Section 102(a) of the Marine Protection Research and Sanctuaries Act of 1972. A permit will be granted unless its issuance is found to be contrary to the public interest.

The US Army Corps of Engineers (Corps) is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other Interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this determination, comments are used to assess impacts to endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

COASTAL ZONE MANAGEMENT CONSISTENCY: In Florida, the State approval constitutes compliance with the approved Coastal Zone Management Plan. In Puerto Rico, a Coastal Zone Management Consistency Concurrence is required from the Puerto Rico Planning Board. In the Virgin Islands, the Department of Planning and Natural Resources permit constitutes compliance with the Coastal Zone Management Plan.

REQUEST FOR PUBLIC HEARING: Any person may request a public hearing. The request must be submitted in writing to the District Engineer within the designated comment period of the notice and must state the specific reasons for requesting the public hearing.

MEXICO BEACH

Site Location

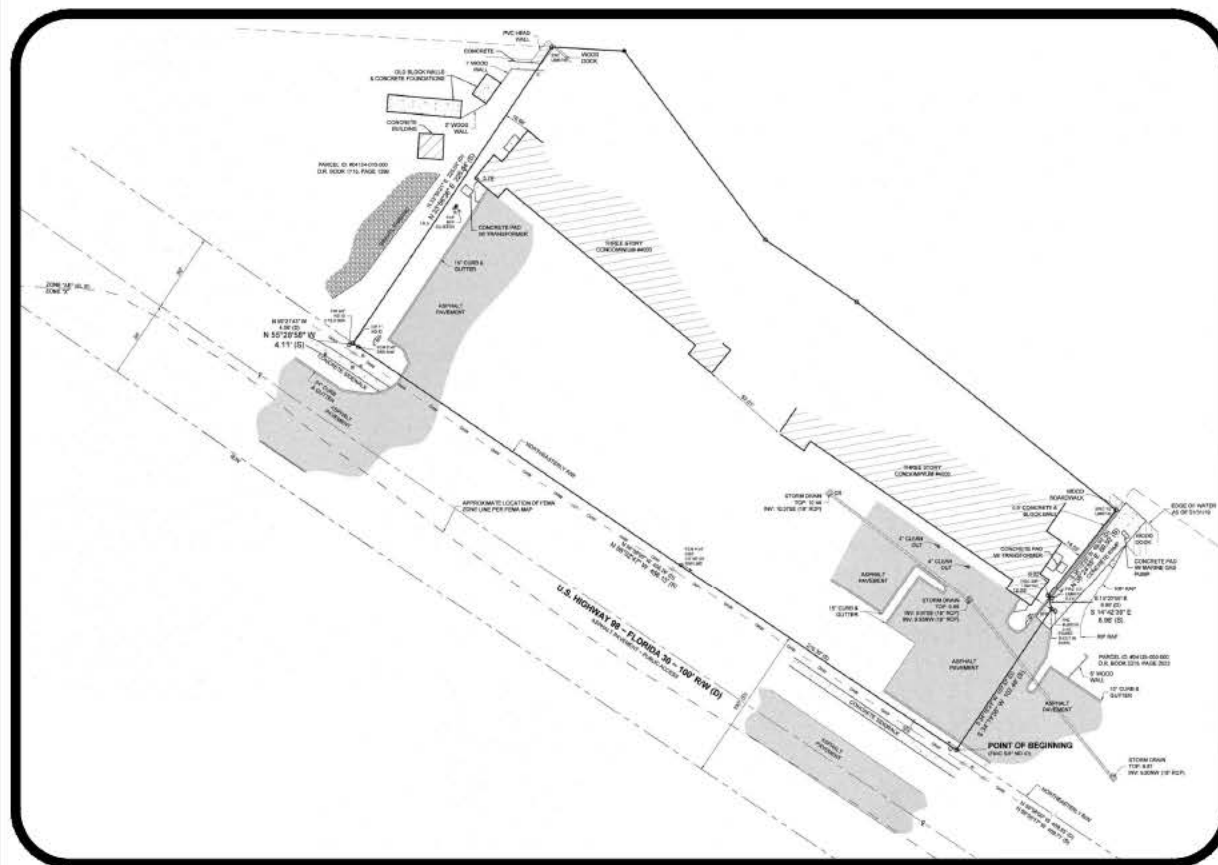


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REVISION DATES:[illegible]

**Boat Slip Repairs for
West End Harbor Marina
4000 Hwy 98
Mexico Beach, FL 32456**

EXISTING
PLAN

6/7/2019 9:49:53 AM

Project No.	19213
Drawn By	DAW
Checked by	MKW

Drawing Number

\$100

REVISION DATES:

REV DATE COMMENTS

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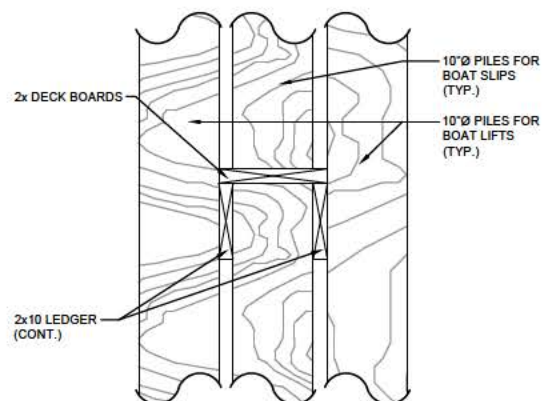
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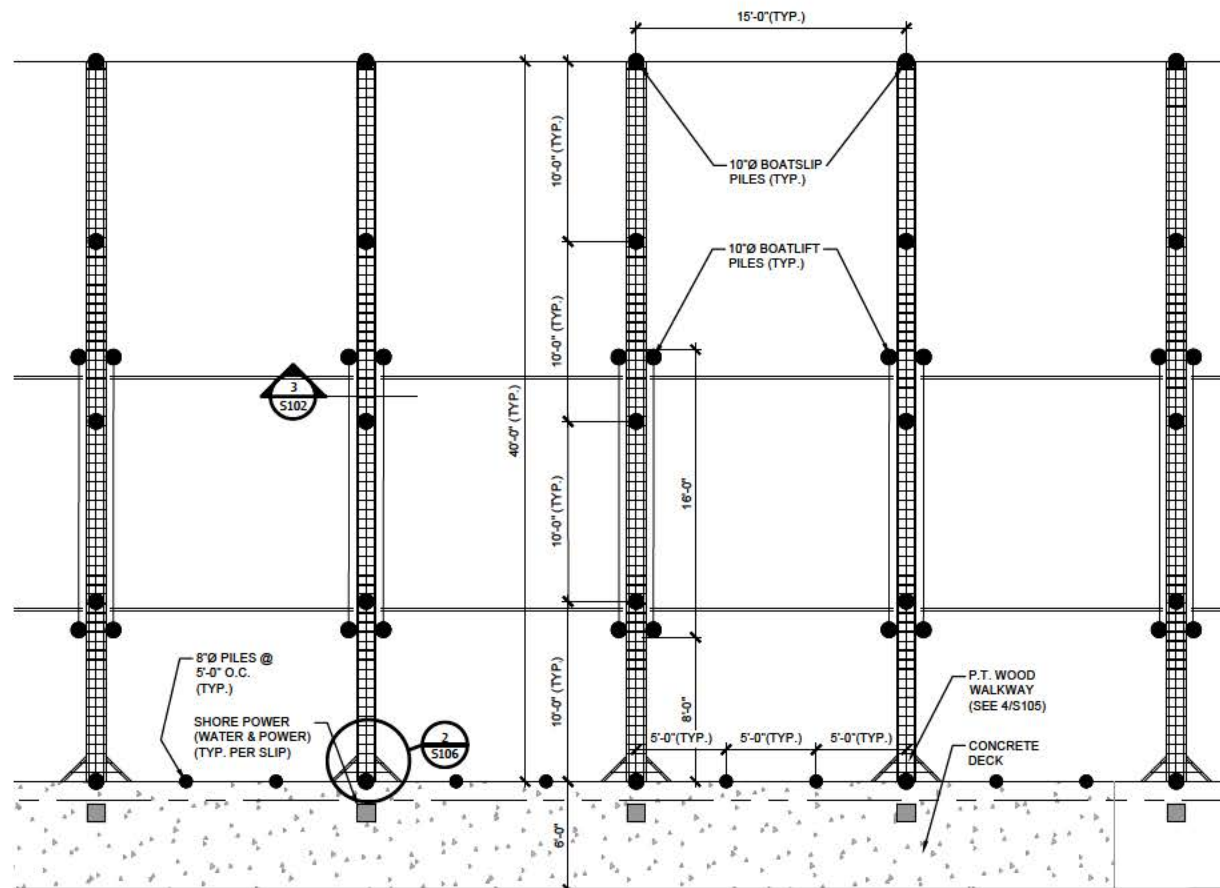
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DECK SECTION

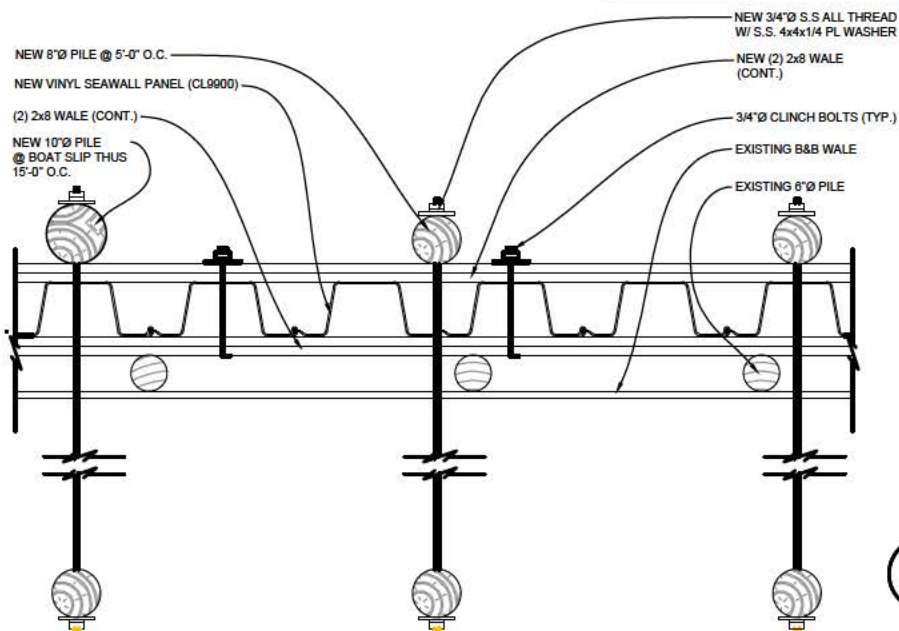
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ENLARGED DECK PILE PLAN

SCALE: 3/32" = 1'-0" (8 1/2 x 11)



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SEAWALL SECTION

SCALE: 3/8" = 1'-0" (8 1/2 x 11)

Boat Slip Repairs for
West End Harbor Marina
4000 Hwy 98
Mexico Beach, FL 32456

ENLARGED
PLAN &
SECTION

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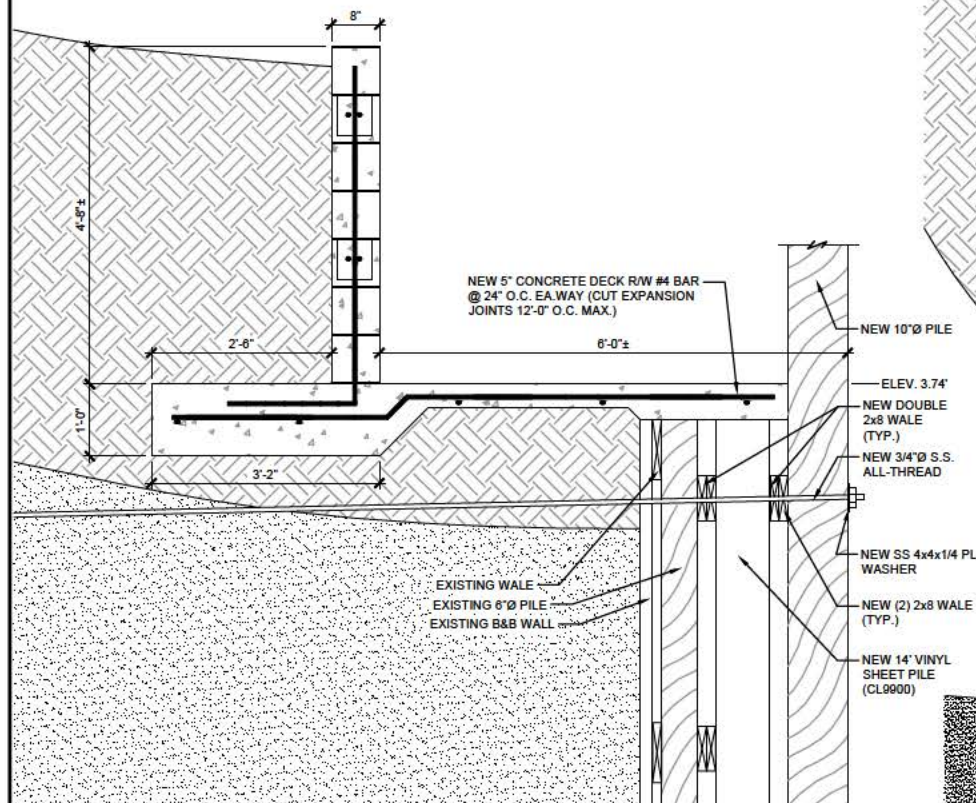
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Checked by: MKW

Drawing Number

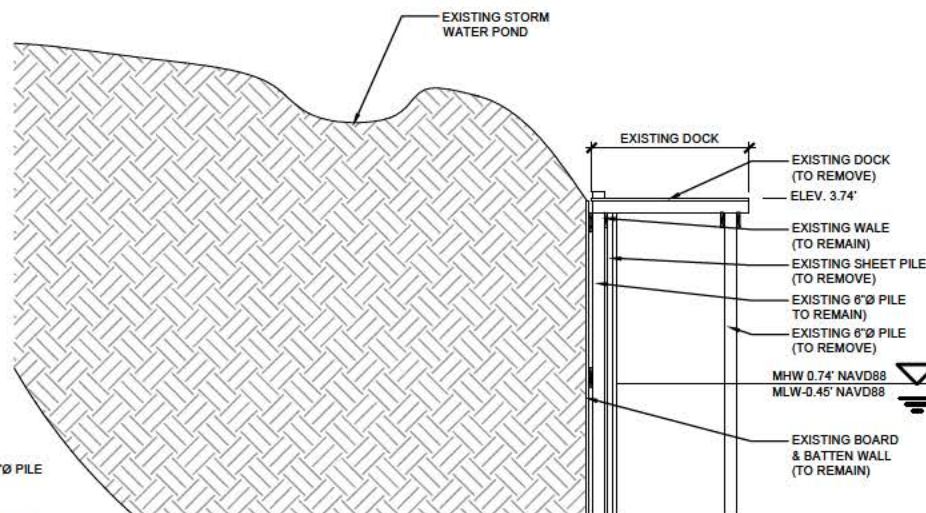
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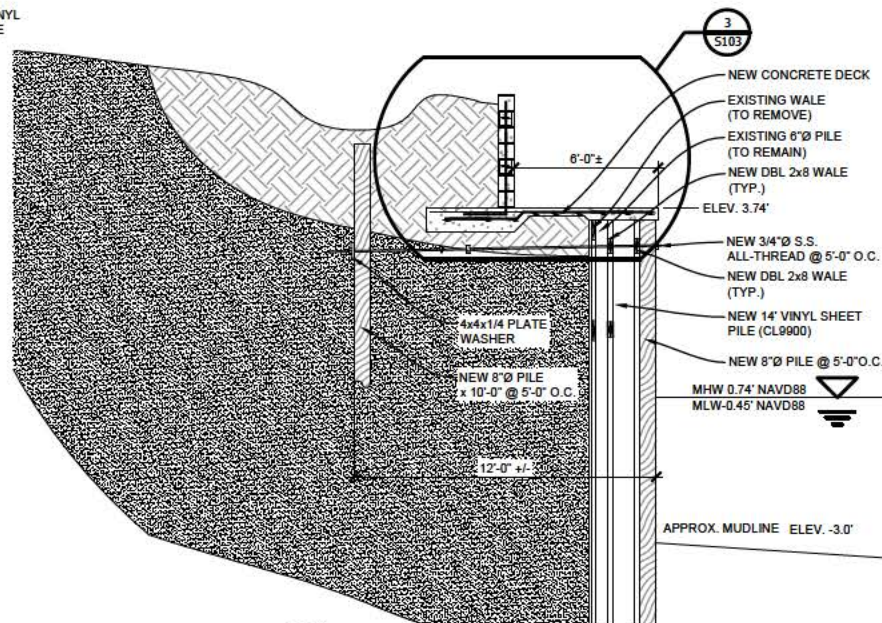
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3 DECK EDGE DETAIL
SCALE: 3/8" = 1'-0" (8 1/2 x 11)



1 EXISTING DECK SECTION
SCALE: 1/8" = 1'-0" (8 1/2 x 11)



2 PROPOSED DECK SECTION
SCALE: 1/8" = 1'-0" (8 1/2 x 11)

Boat Slip Repairs for
West End Harbor Marina
4000 Hwy 98
Mexico Beach, FL 32456

DECK
SECTION
& DETAIL

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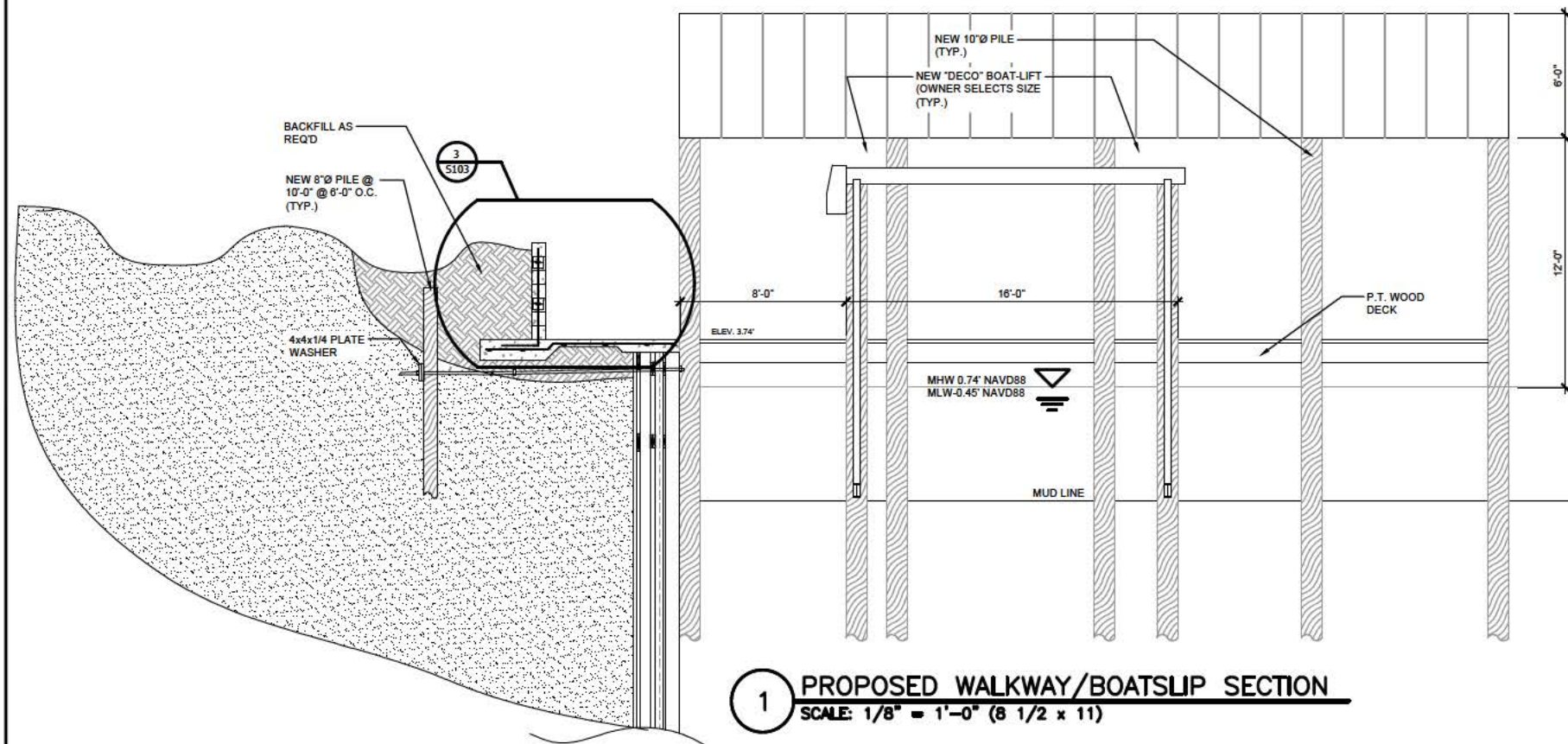
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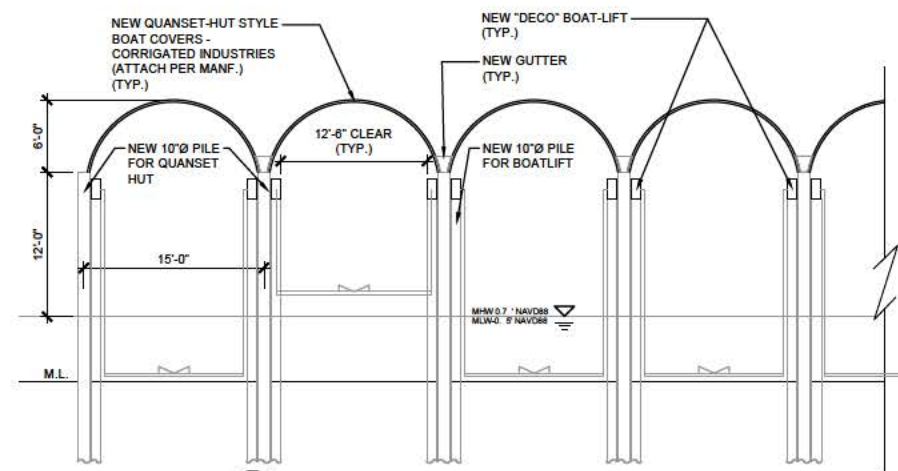
S103

REVISION DATES:

REV	DATE	COMMENTS



1 PROPOSED WALKWAY/BOATSLIP SECTION
SCALE: 1/8" = 1'-0" (8 1/2 x 11)



2 TYPICAL BOAT SLIP ELEVATION
SCALE: 1/16" = 1'-0" (8 1/2 x 11)

Boat Slip Repairs for
West End Harbor Marina
4000 Hwy 98
Mexico Beach, FL 32456

DECK
SECTION
& ELEVATION

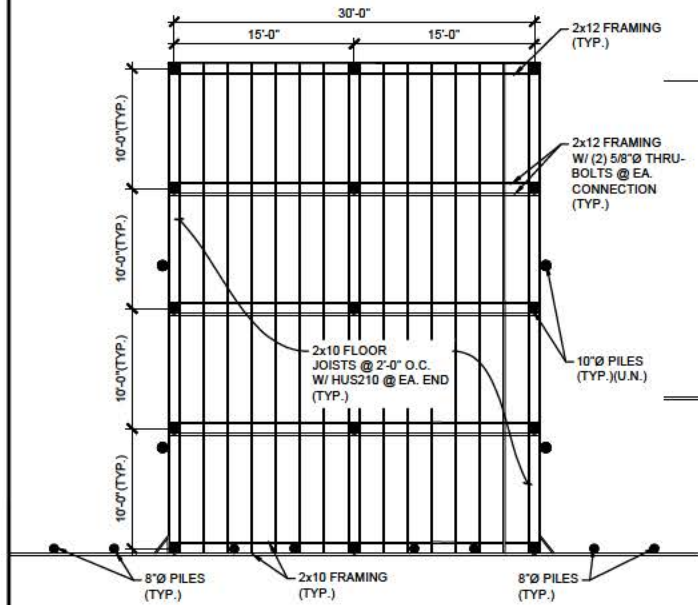
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Checked by: MKW

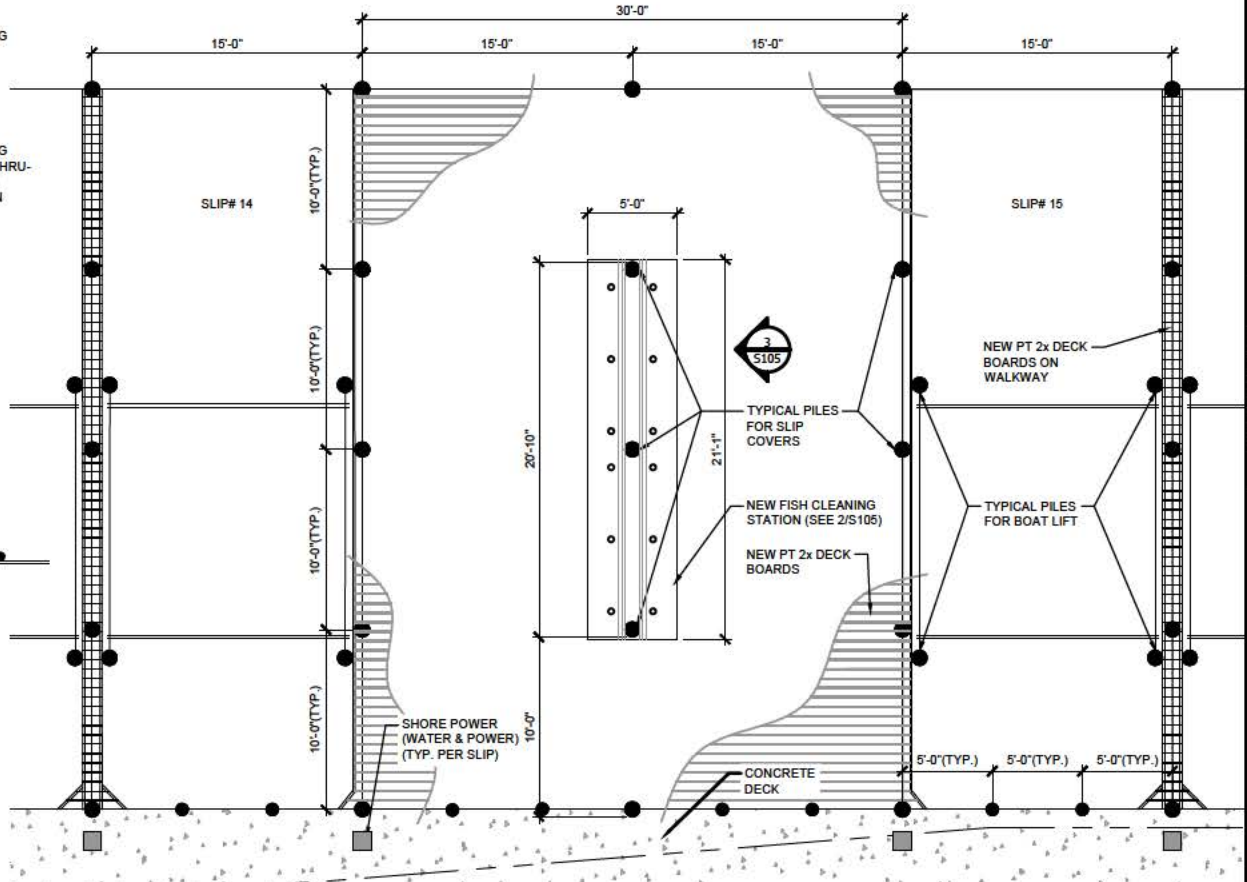
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REVISION DATES:

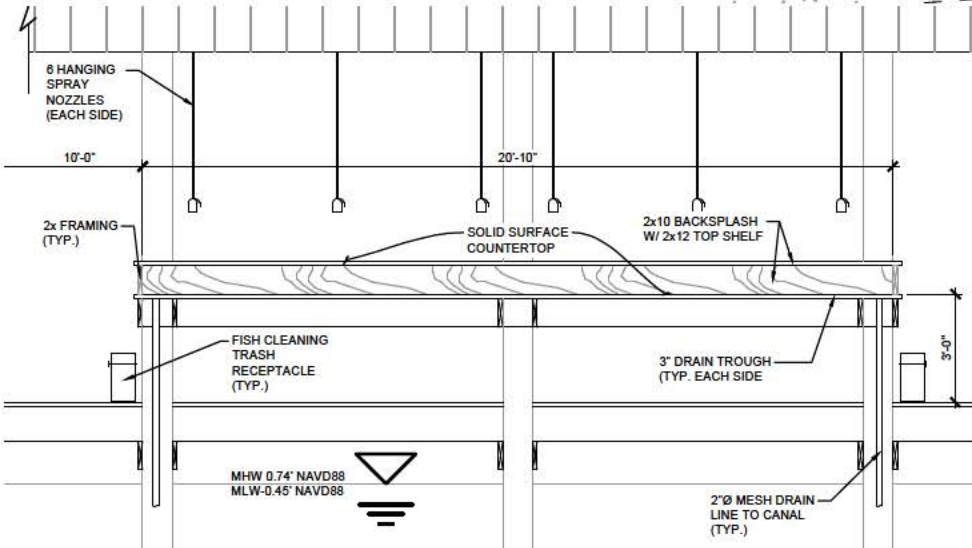
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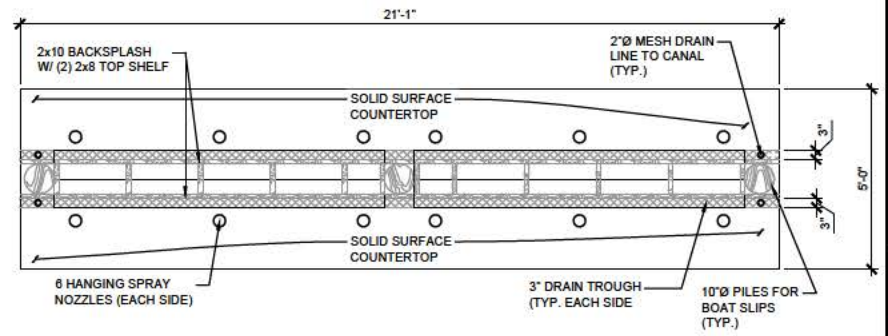
4 DECK FRAMING PLAN
SCALE: 1/16" = 1'-0" (8 1/2 x 11)



1 FISH CLEANING STATION PLAN
SCALE: 3/32" = 1'-0" (8 1/2 x 11)



3 FISH CLEANING STATION ELEVATION
SCALE: 3/16" = 1'-0" (8 1/2 x 11)



2 FISH CLEANING STATION
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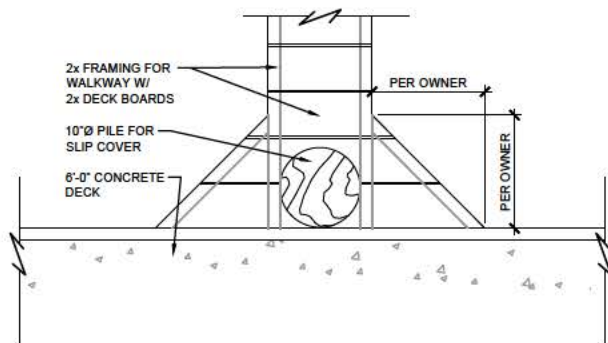
Boat Slip Repairs for
West End Harbor Marina
4000 Hwy 98
Mexico Beach, FL 32456

FISH CLEANING
STATION
DETAILS

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Project No. 19213
Drawn By: DSW
Checked By: MKW

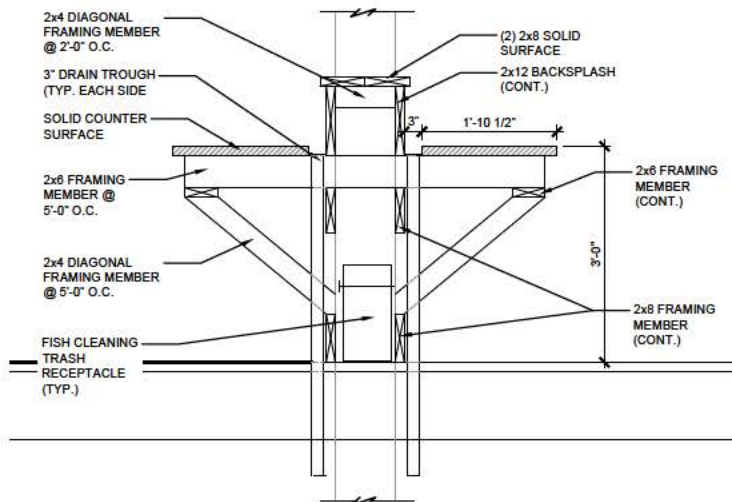
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2

WALKWAY FRAMING DETAIL

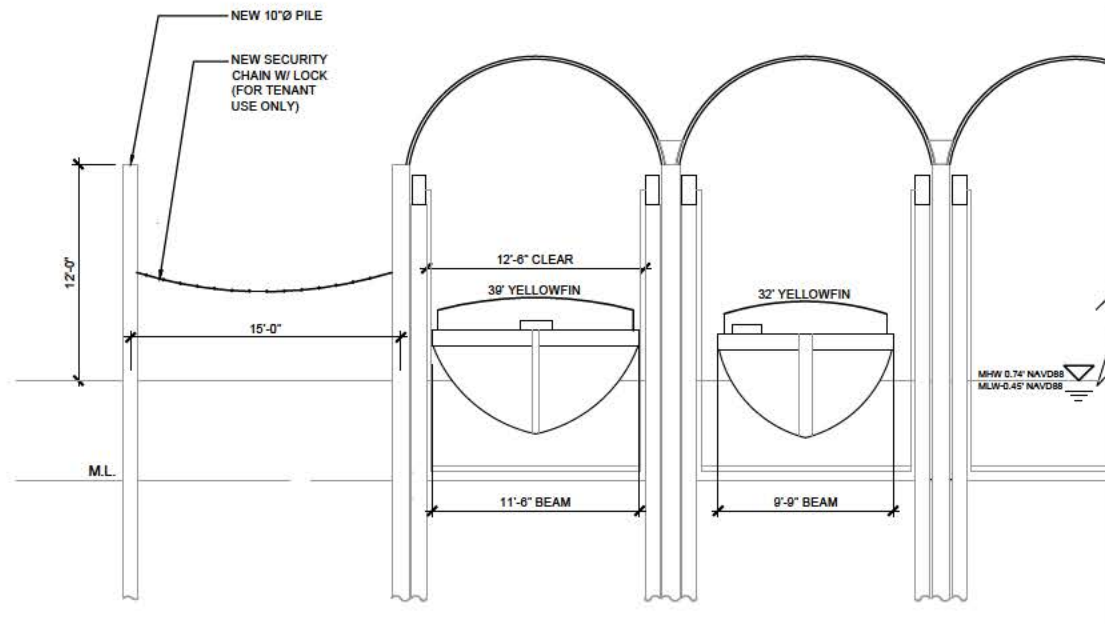
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3

FISH CLEANING STATION SECTION

SCALE: 3/8" = 1'-0" (8 1/2 x 11)



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END-SLIP ELEVATION

SCALE: 3/32" = 1'-0" (8 1/2 x 11)

REVISION DATES:

REV	DATE	COMMENTS

Boat Slip Repairs for
West End Harbor Marina
4000 Hwy 98
Mexico Beach, FL 32456

DETAILS

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S106